

Memorandum

TO: John Sule –Senior Planner

FROM: Peter Christos-Urban Designer

DATE: 28 November 2018

SUBJECT: **LUC-2018 – LUC- 2018 664 16 Coast Road**

Hi John,

With regard to the above application and the likely effects on streetscape and amenity values. Resource consent is sought to establish a combined earthmoving business and landscape supply yard within a rural zone (non-complying). The site is subject to landscape overlays and proposed Wahi tupuna overlay under the Second Generation Plan (2GP). The site is located between the Wakiouaiti-Waitati Road SH1 and the main trunk railway. The site is uniformly flat and low-lying with overland flows discharge into Careys Creek.

16 Coast Road is currently accessed from SH1 whereas this application promotes a new single entrance from King Street. King Street spans SH1 connecting the subject site and a small R5 zone. The subject site has no structures on it, covered with grass and blends into the surrounding environment. The applicant plans to raise the site by about 1m and to establish a raised perimeter with native planting and trees.

The most significant views into the site are from SH1- between King and Jones Street (about 200m along SH1) and from Coast road- along the east/west section of road between the rail bridge and the bend to the west of it (about 200m along Coast Road). Views from Coast Road, in particular, could be adversely affected. Views into the site are also possible from nearby housing on the west of SH1. Once the site is raised, views of the operations would be more prominent. Such views would include buildings (not large), storage bins, relocatable houses under construction, vehicle and loading operations and a freestanding sign- the applicant has provided an image of a typical sign but not a specific design.

Lighting is proposed but there are no specific details other than it would be used during winter months to enable yard operations and there would be security lighting at the buildings.

Landscaping will be critical to provide screening and to ensure the proposal integrates visually with the surrounding landscape. It is positive to see the application has identified the importance of screening from the Coast Road and has included poplars as well as underplanting along the northern edge of the proposed yard. I feel a landscape plan should be provided as a condition. Such a plan should confirm landscape treatments will be effective and easily maintained/viable over time.

Lighting and light poles could also have adverse visual effects. I would suggest that consideration is given to a condition that controls the final design/location of lights and restricts the hours that lighting can be used.

Signage, especially at the proposed height and scale, could be at odds with the surrounding landscape. A final design and exact location should be conditional to consent.

Regards,
Peter Christos,
URBAN DESIGNER